035.0	0004	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	872,500	/	872,500
USE VALUE:	872,500	/	872,500
ASSESSED:	872,500	/	872,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORO-LUDENA DAVID
Owner 2:	GARCIA CARMEN GUERRA
Owner 3:	
Street 1:	15 NORCROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	-
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1861 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5875.000	510,000		362,500	872,500
Total Card	0.135	510,000		362,500	872,500
Total Parcel	0.135	510,000		362,500	872,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.96 | /Parcel: 468.96

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24716
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!2911!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	510,000	0	5,875.	362,500	872,500		Year end	12/23/2021
2021	101	FV	494,500	0	5,875.	362,500	857,000		Year End Roll	12/10/2020
2020	101	FV	491,600	0	5,875.	362,500	854,100	854,100	Year End Roll	12/18/2019
2019	101	FV	463,700	0	5,875.	328,500	792,200	792,200	Year End Roll	1/3/2019
2018	101	FV	168,700	0	5,875.	311,500	480,200	480,200	Year End Roll	12/20/2017
2017	101	FV	168,700	0	5,875.	271,900	440,600	440,600	Year End Roll	1/3/2017
2016	101	FV	168,700	0	5,875.	232,200	400,900	400,900	Year End	1/4/2016
2015	101	FV	159,300	0	5,875.	215,200	374,500	374,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:15:14

LAST REV

Date	Time
09/09/19	15:09:07
apro	
2911	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	71076-254		5/30/2018		860,000	No	No		
ADAMS JAMES J &	69504-147		6/27/2017	Change>Sale	425,000	No	No		
	20549-589		5/1/1990		143,000	No	No		Y

USER DEFINED

Prior Id # 1:	24716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2017	1693	Heat App	10,000	C				
10/12/2017	1349	Addition	150,000	O				
2/15/2013	2112	Manual	21,830	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/22/2013	Info Fm Prmt	EMK	Ellen K
4/27/2009	Measured	163	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	197	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5875		Sq. Ft.	Site		0	64.	0.96	3			Easemen	-5					362,519						362,500	

Total AC/HA:	0.13487	Total SF/SM:	5875	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	362,519	Spl Credit		Total:	362,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.34986496
Adj $ / SQ:	246.013
Other Features:	84653
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534583
Depreciation:	24591
Depreciated Total:	509992

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

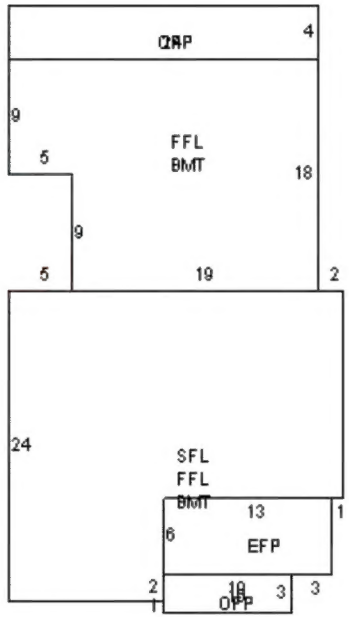
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	246.01
Special Features:	0	Val/Su Net:	202.86
Final Total:	510000	Val/Su SzAd	361.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	899	101.480	91,231
FFL	First Floor	899	246.010	221,166
SFL	Second Floor	512	246.010	125,959
OFP	Open Porch	126	39.950	5,034
EFP	Enclos Porch	78	83.870	6,542

Net Sketched Area:	2,514			Total:	
Size Ad	1411	Gross Area	3570	FinArea	1861

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X9	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	